

Swanage Historic Urban Character Area 4 Peveril Point

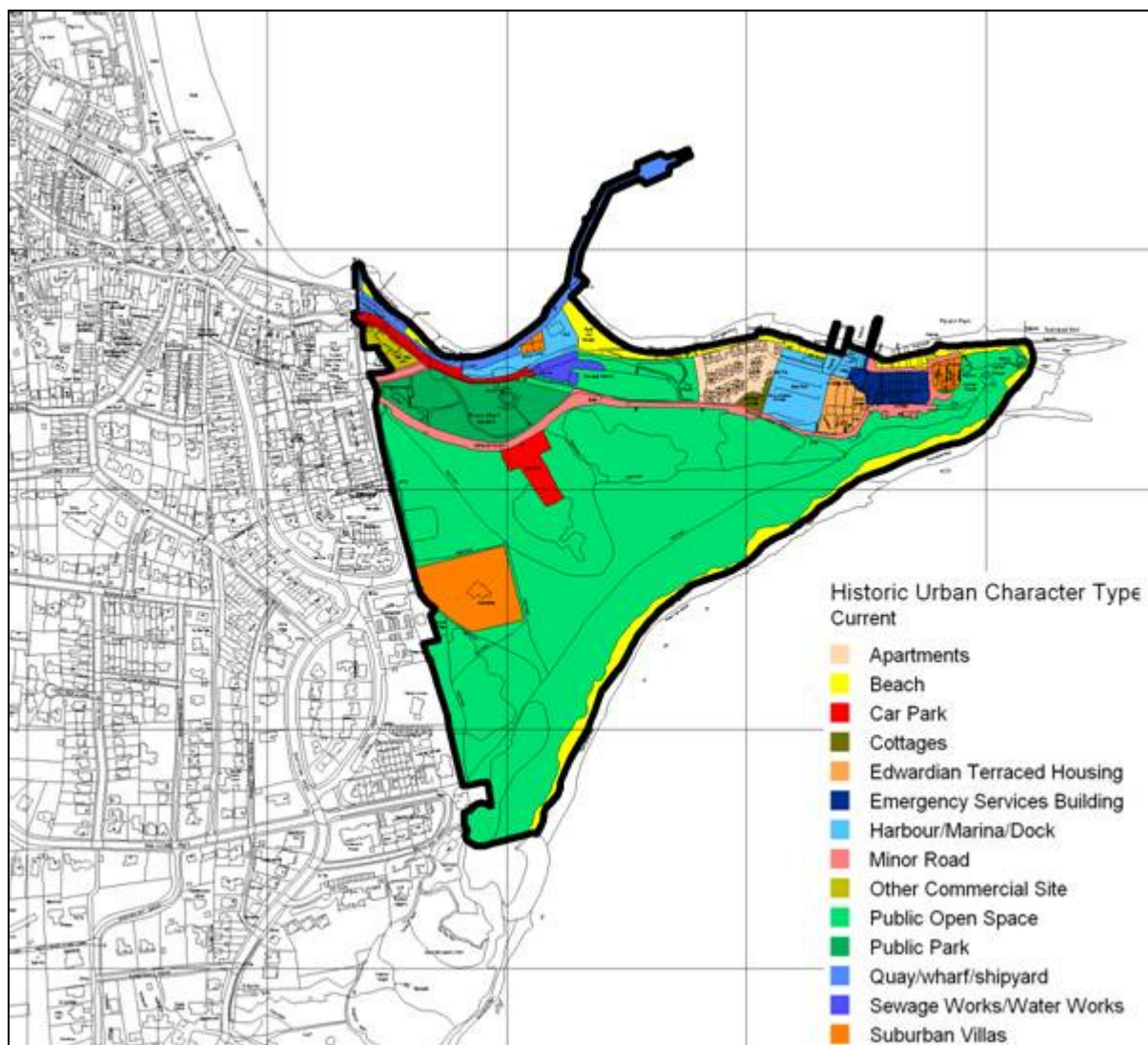


Figure 75: Map of Historic Urban Character Area 4, showing current historic urban character type.



Figure 76: View towards Peveril Point from pier.



Figure 77: View of pier from Peveril Point.

Swanage Historic Urban Character Area 4 Structure of Character Area

Overview

This area comprises the triangular Peveril Point peninsula, which is largely open grassed downland, with seafront development along its northern fringe. It is defined largely by its location beyond the main built area of the town.

Topography and Geology

This area has an undulating topography, generally dipping down towards the north and west. The ground ends in steep cliffs and a rocky foreshore along the southeast side. It comprises Middle Purbeck Limestone geology.

Urban Structure

The area is largely open grass land. There is a single curving road with a number of meandering lanes which give access to the residential and other areas along the edge of Swanage Bay and footpaths across the downland.

The plots and development along the shore are an irregular pattern of short terraces, long plots, a highly clustered apartment development and open areas.

Present Character

Figure 75 shows the present day historic urban character types. The greater part of the area comprises Public Open Space and Public Park, with the intrusion of an area of Car Park and Suburban Villas. The northern shorefront comprises a mixture of Quay/Wharf/Shipyard, Harbour/Marina/Dock, Other Commercial Site, Emergency Services Building, Edwardian Terraced Housing, Suburban Villas, Apartments and Sewage Works/Water Works.

Time Depth

This area represents an area beyond the historic town. Nevertheless, the shoreline developments have significant time depth. The shoreline has been used for fishing for a

considerable period of time and for stone loading from the 18th century. Marine Villas and the Coastguard station date from the early 19th century. The wharf and pier date from the late 19th century and some of the houses and villas along the shore are also late 19th/early 20th century in date. The Haven apartment development dates from 1988 and the sewage works from 1994, both built on the site of the former Grosvenor Hotel. The present layout of Prince Albert Gardens dates from the 1990s.

Settlement Pattern and Streetscape

The settlement pattern is highly variable as settlement is largely confined to the northern fringes of the area along the shoreline. In general, the settlement pattern is one of small areas of development relating to the sea rather than the access roads. The Haven is the exception, forming a large cluster of buildings with much greater visible height and mass than the other elements of this character area.

The area is largely characterised by open green spaces and coastal views. It forms a highly visible landscape element visible from many parts of the town. It also provides interesting views of the town.



Figure 78: View across Peveril Point towards 'Downlands'.



Figure 79: Fishermen's huts with lifeboat station in background.

Swanage Historic Urban Character Area 4 Built Character

Building types

There is a diverse range of buildings in this area, including buildings associated with the early and late 19th century resort, and structures relating to its position along the shore, such as the Coastguard and Lifeboat stations. There are also architectural relics brought from London by John Mowlem and George Burt.

The small stone pier and Marine Villas are survivals of John Morton Pitt's early 19th century resort development. Marine Villas are a typical early 19th century design, with stuccoed walls and shallow hipped roof. The coastguard cottages are a typical early 19th century coastguard station ensemble.

The Victorian and Edwardian buildings include a small number of villas and cottages, generally typical of their period in Swanage. The pier is a good example of a late Victorian seaside pier, designed and built by well-known seaside pier architects and contractors (R St George Moore and Alfred Thorne, respectively).

For many years, the most visually prominent building in this area was the Wellington Monument, originally built in 1854 as a memorial to the Duke of Wellington on the southern approach to London Bridge. It was removed in 1867-8 by Mowlem and Burt and rebuilt in its present position by Thomas Dowcra. The two large Ionic columns in the Prince Albert Gardens were removed from the Grosvenor Hotel when it was demolished and originally came from a house in London.

The area contains a number of Second World War survivals – the remains of the emergency coastal battery on Peveril Point (parts of it converted to a coastguard lookout and a public shelter) and a pillbox adjacent to the Wellington Monument.

The post-war buildings include a well-designed sewerage plant and a rather more intrusive 1980s marina-style development at The Haven. There are also a series of wooden fishermen's huts along the shore adjacent to the Lifeboat Station.

Building Materials

The earlier 19th century houses have painted rendered walls and slate roofs. The later 19th and early 20th century buildings are a mixture of painted render or stone with red brick dressings. Stone is also used for the Lifeboat Station and the sewerage works. The pier is of timber with decorative cast iron work. The WW2 structures

are of concrete. The Haven buildings are of painted render with tiled roofs. There are also a group of wooden fishermen's huts.

Key Buildings

Early 19th century: Marine Villas, Old Stone Pier, Old Coastguard Cottages, 'Downlands'.

Late 19th/early 20th century: Pier.

Other Structures: Wellington Monument; columns in Prince Albert Gardens, Sewerage Works, WW2 Coastal Battery remains.



Figure 80: Wellington Monument with pillbox at base.



Figure 81: Former coastguard cottages.



Figure 82: Former WW2 coast battery on Peveril Point.

Swanage Historic Urban Character Area 4 Archaeology

Archaeological Investigations

There have been no archaeological investigations in this character area.

of the WW2 coastal battery and a pill box adjacent to the Wellington Monument.

Archaeological Character

The lack of investigation constrains any consideration of the archaeological resource. Most of the area lies outside the urban area and any archaeology is likely to relate to agricultural or fishing activity. It has also been suggested that there was some Roman and medieval quarrying of Purbeck marble from this area (Blair 1990, 42). Peveril Point has been used for defensive purposes since the medieval period and may contain remains of earlier forts or gun emplacements, although it is likely that coastal erosion may have removed some remains. The visible archaeology is restricted to the remains

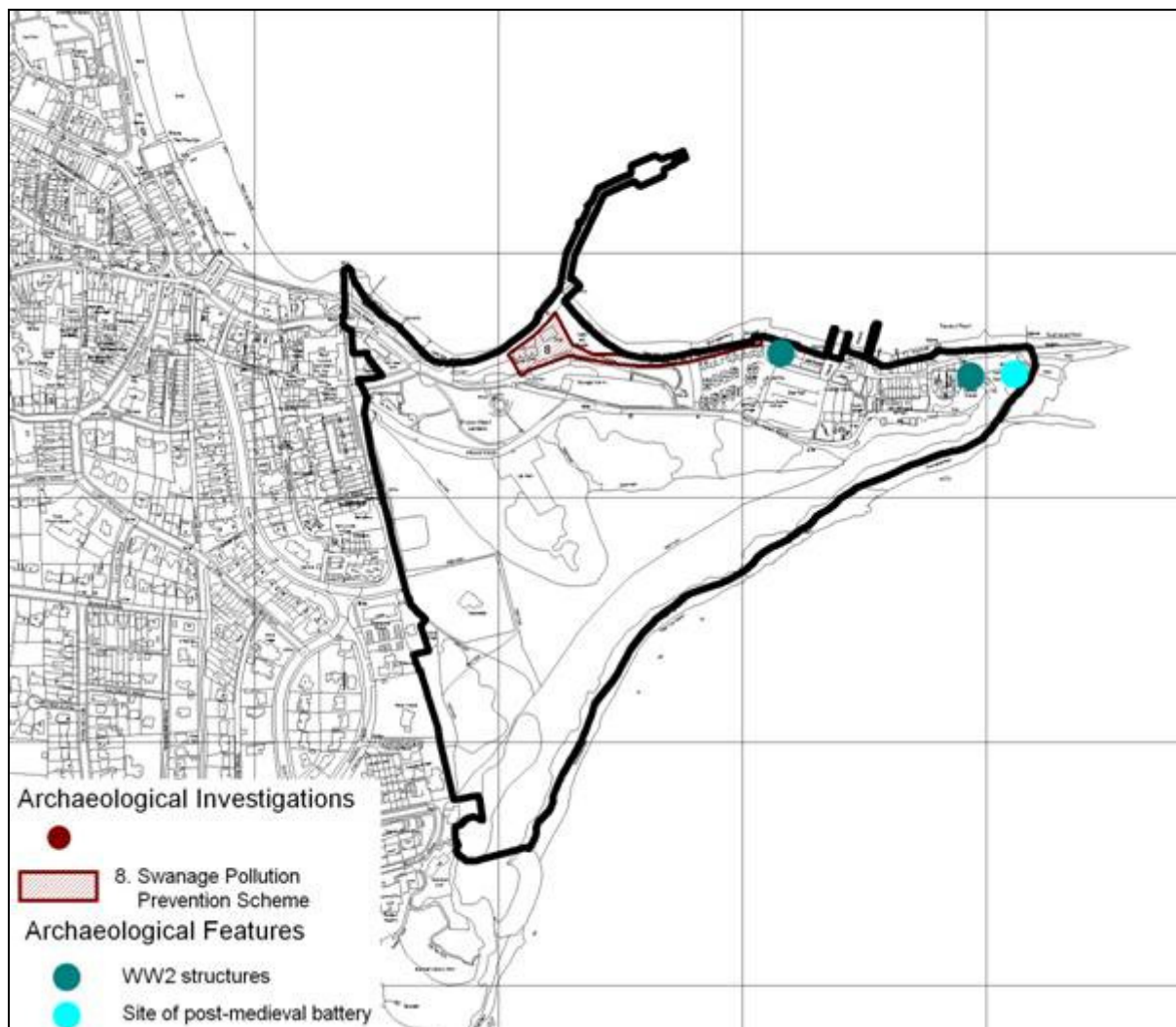


Figure 83: Archaeological Investigations and features in Historic Urban Character Area 4.

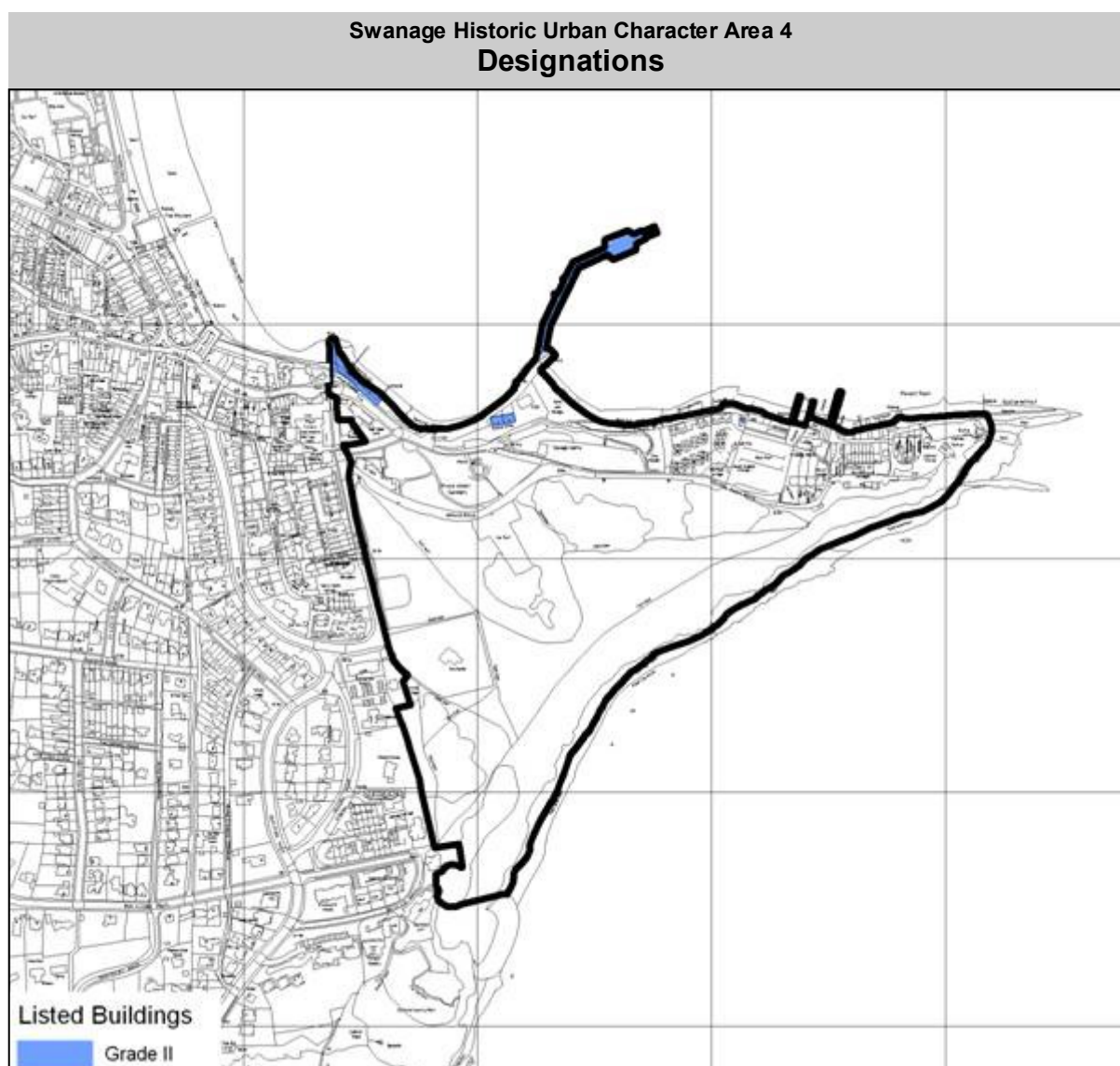


Figure 84: Listed Buildings in Historic Urban Character Area 4.

Listed Buildings

There are four Listed Building designations in the Character Area. All are Grade II.

Conservation Areas

The whole of this area lies within the Swanage Conservation Area (Figure 42).

Registered Historic Parks and Gardens

There are no Registered Parks and Gardens within the Character Area.

Scheduled Monuments

No Scheduled Monuments lie within this character area.



Figure 85: Prince Albert Gardens with columns from the Grosvenor Hotel.

Swanage Historic Urban Character Area 4 Evaluation

Strength of Historic Character

The strength of character of this area is judged to be **strong**. Its largely open green coastal character is a survival of the agricultural land of White Hall Farm, which was swept away as part of William Morton Pitt's early 19th century resort plans. The area has some good survival of features associated with both the early and late 19th century resort development, particularly the piers and Marine Villas, together with some highly visible architectural pieces salvaged from London by George Burt.

Sensitivity to Large Scale Development

The area has a **high** sensitivity to major change. The importance of this character area is its open green aspect and its framing of views to the east and southeast of the town. The large mass and height of The Haven has compromised this, particularly with regard to the visual relationship of the Wellington Monument to the town, which was designed to be a focal point, but is now dwarfed by the new development. Any further development would add to the erosion of the character of this area.

Archaeological Potential

The archaeological potential of this area is judged to be **low**. It lies beyond the area of historic settlement. Its coastal headland location suggests that it is likely to have always been on the margins of the agricultural land. Historic activity is likely to have focussed along the northern shoreline and on the end of the headland and is most likely to have been associated with fishing and defence. Much of the archaeological resource on the coastal strip is likely to have been disturbed by coastal erosion.

There is also potential for recovering archaeological information on the pre-urban activity (as suggested by the Late Iron Age/ Roman material in the adjacent character area.

This area has the potential to provide information which would contribute to Research Questions 3, 12, 15, 25 (Part 7).

Key Characteristics

- Open grass downland
- Rocky foreshore with stone groynes
- Architectural Relics from London – Wellington Monument and columns in Prince Albert Gardens
- Marine Villas
- Late Victorian Pier
- Old Coastguard Station
- Wooden fishermen's huts